

## IV. Development Activity

The Buildable Lands Amendment to GMA, RCW 36.70A.215, requires King County and its cities to collect data annually on land use change. Each Buildable Lands Report (BLR) presents summary data on growth and development for the most recent 5-year review period. The following is a summary of the primary findings of the 2007 King County BLR in the arenas of residential and non-residential development from 2001 through 2005. Data are organized to highlight findings across four broad planning subareas—SeaShore, East County, South County, and Rural Cities—as well as the Urban Growth Area (UGA) as a whole. The back of the front cover of this report presents a map of the King County UGA and planning subareas. Tables also show selected data for individual jurisdictions. Detailed data at the jurisdiction level is covered in Chapter VII.

### Residential Growth

The first set of tables below summarizes findings from analysis of data on residential development activity that occurred during the 5-year review period (2001-2005). Data were collected based on the records of building permits issued and subdivision plats recorded within the county's 40 jurisdictions for that period. Comparisons with data for the 1996-2000 review period, that were reported in the 2002 BLR, are also highlighted. Table 4.10 on page IV-12 contains detailed data comparing plats, residential permits and densities for the two review periods.

Table 4.1, below, shows housing growth for each subarea and the UGA as a whole. The table is based on research of residential building permits issued 2001-2005, with the exception of City of Seattle, which reports data on building permits finalized. Data include new units by type (SF/MF), units lost to demolition, net new units, and estimated net new households as an indicator of progress toward reaching the Household Growth Targets established in the Countywide Planning Policies.

Cumulative remaining targets for each subarea and UGA are calculated as the sum of the target remaining in each jurisdiction. Each jurisdiction must meet its minimum target. While some cities have already exceeded their 22-year target, and that growth is reflected in the aggregate numbers, the excess is not credited to either the subarea or UGA.

Major findings include the following:

- King County gained more than 49,000 net new housing units in the UGA during the second five-year Buildable Lands review period (2001-2005). Accounting for assumed vacancy rates, this translates into about 47,300 net new households in Urban-designated King County, which is about 31% of the 22-year Household Growth Target added in 23% of the planning period. This growth occurred despite an economic recession and significant job loss during four of the five years of the analysis period.
- During the six years from the April 2000 US Census to April 2006, Washington State's Office of Financial Management (OFM) estimates that King County's population grew by 98,300 persons, from 1,737,000 to 1,835,300. This increase is nearly 32% of the 2002 OFM population projection for the planning period (2001-2022), which is the basis for the Household Growth Targets, during six years or 27% of the planning period.
- Overall residential permitting in each subarea is also ahead of pace to reach their cumulative Household Growth Targets by 2022. South County, having issued permits for 38% of its targeted residential growth, has grown fastest with respect to level of growth envisioned in the CPPs.

- Approximately half of all new units UGA-wide were multifamily units, half were single-family detached units.
- Net residential growth in the UGA has increased from 48,000 units in the 1996-2000 period to 49,300 units in the 2001-2005 period. While suburban growth outpaced growth in Seattle during the late 1990s, housing data for the more recent period shows an even distribution of new units among the three big subareas—SeaShore, East County, and South County.
- Total single-family permits, not including demolitions, increased from 19,500 units in the 1996-2000 period to over 26,000 units in the 2001-2005 period. Most of that increase happened in the East and South County subareas, which made up 80% of the single-family units permitted 2001-2005.
- UGA-wide, the over 25,000 permitted multifamily units represents a modest drop of about 1,600 units (6%) from the 27,000 multifamily units permitted in 1996-2000. However, new multifamily units have become more concentrated in SeaShore during the 2001-2005 period, compared to a more even distribution of multifamily permitting among the 3 large subareas prior to 2001.

**Table 4.1: Net Housing Growth (2001-2005) vs. Household Growth Targets (2001-2022)**

Subarea	New Housing Units (2001-2005)				Households			
	Single-Family	Multi-family	Other <sup>1</sup>	Net Units	Net HH <sup>2</sup> 2001-05	Target 2001-22	% Target Achieved	Target 2006-22
Sea-Shore	2,605	13,485	- 836	15,254	14,528	56,369	26%	41,841
East County	10,555	6,656	- 1,549	15,662	15,151	47,645	32%	32,494
South County	12,035	4,971	- 599	16,407	15,926	42,355	38%	28,319
Rural Cities	1,652	316	- 21	1,947	1,898	5,563	34%	3,698
<b>Total UGA</b>	<b>26,847</b>	<b>25,428</b>	<b>- 3,005</b>	<b>49,270</b>	<b>47,504</b>	<b>151,932</b>	<b>31%</b>	<b>106,352</b>

<sup>1</sup> Includes the addition of ADUs and conversions, less any units lost through demolition.

<sup>2</sup> Housing units converted to households (HH) by assuming vacancy rates of 2% for SF and 5% for MF.

Table 4.2, on pages IV-4 and IV-5, contains detailed data on residential growth vs. household growth targets for each city and urban unincorporated area. Major findings including the following:

- The data indicate that the majority of jurisdictions in the county are on or nearly on pace to attain their individual Household Growth Targets by 2022. Percent of target “achieved” over time is one instructive measure of a jurisdiction’s progress toward the long-range vision embodied in the CPPs. However, the CPP growth targets were not intended to represent annual quotas for housing production within jurisdictions. Growth to date is used here primarily to update growth targets for the remainder of the planning period, and jurisdictions must demonstrate the ability to accommodate those remaining targets through capacity provided under current plans and regulations.
- Residential growth is broadly distributed, both geographically and by structure type. Most jurisdictions permitted a mix of single family and multifamily new units.
- The City of Seattle added the greatest net number of new units of any jurisdiction, over 14,000. Urban unincorporated King County, as a whole, had the second highest total, with nearly 9,500 net new units.
- Among suburban cities, Bellevue, Issaquah, Kirkland, Redmond, Sammamish, Covington, Kent, Maple Valley, Renton, and Snoqualmie each added more than 1,000 net new units. The cities of

Maple Valley and Normandy Park along with unincorporated King County South have already attained their 22-year household growth target based on development in the first 5 years of the planning period.

## Single-Family Residential Densities

Densities of single-family residential development are measured in two ways: in recorded plats of single-family subdivisions (both short and long subdivisions) and in building permits issued for single family houses. Table 4.3, on page IV-6, shows the amount of land, lots created, and achieved densities in single-family subdivision plats recorded 2001-2005. Not included in this data is the small number of short plats recorded in the City of Seattle.

The conversion from gross to net acres excludes actual set-asides for rights-of-way, public infrastructure (e.g., stormwater ponds), and critical areas and their buffers. Gross and net densities achieved in the previous Buildable Lands review period (1996-2000) are shown as well (see table 4.10 for detail). The net density in plats is a preferred measure of actual densities achieved under current plans and regulations, and, along with observed rates of land dedicated for rights-of-way and public uses, is used in the Buildable Lands analysis to estimate remaining capacity for single-family housing.

Major findings of this analysis include the following:

- Plats recorded from 2001-2005 totaled over 22,000 lots on over 7,000 gross acres and 3,600 net buildable acres of land.
- UGA-wide, single-family plat densities have increased from 4.6 DUs/ac during the 1996-2000 review period to 6.2 DUs/ac in the more recent 5-year period.
- Net plat densities were roughly consistent across the 4 subareas, at or near 6 DUs per acre. Densities have increased within each subarea as well, with the largest jump in East County from about 4 DUs per net acre recorded 1996-2000 to 6 DUs per net acre from 2001-2005. Densities increased markedly in the Rural Cities as well. As noted, plat data for Seattle are not included, so that data for the SeaShore subarea reflects single-family development in Shoreline, Lake Forest Park, and unincorporated areas only.
- Land dedicated to critical areas protection, rights-of-way (ROWs), stormwater drainage, and other public uses such as open space reduced the gross acreage by roughly half. As a result, the overall gross density achieved was 3 DUs/ac, half the overall net density.
- Critical areas and buffers alone rendered 19% of the gross land undevelopable in all newly recorded plats. ROWs and public use dedications consumed 16% and 24%, respectively, of the land not constrained by critical areas.
- Open space dedications were particularly large in Urban Planned Developments (UPDs), and other large planned developments such as Aldarra Farms, in East County. These are unique sites with contract set-asides for open-space tracts. Since open space was set by agreement in these developments, they are not instructive for future percentages of land in critical areas, ROWs and public use lands. When these developments are excluded from the analysis, critical areas covered just 16% of the gross platted acreage UGA-wide, ROWs were reduced to 14%, and public use lands were only 12%. Gross plat density increased to 3.5 units per acre in the entire UGA when the UPDs were excluded.

Table 4.2: Housing Units Achieved in King County UGA (2001-2005)

	Total SF Units Permitted	Total MF Units Permitted	ADUs	Conversions	SF Units Demol'd	MF Units Demol'd	Net New Units 2001-05	Net New Households 2001-05	Household Target (2001-2022)	Remaining Target (2006-2022)
<b>SeaShore</b>										
Lake Forest Park	94	3	8	0	27	0	78	76	538	462
Seattle <sup>1</sup>	2,063	12,831	291	650	1,197	466	14,172	13,489	51,510	38,021
Shoreline	266	378	21	27	117	13	562	538	2,651	2,113
Uninc KC - SeaShore	182	273	4	9	26	0	442	425	1,670	1,245
<b>SeaShore Total</b>	<b>2,605</b>	<b>13,485</b>	<b>324</b>	<b>686</b>	<b>1,367</b>	<b>479</b>	<b>15,254</b>	<b>14,528</b>	<b>56,369</b>	<b>41,841</b>
<b>East County</b>										
Beaux Arts Village	2	0	0	0	2	0	0	0	3	3
Bellevue	736	1,059	31	0	393	160	1,273	1,220	10,117	8,897
Bothell	91	261	3	0	18	0	337	322	1,751	1,429
Clyde Hill	71	0	1	0	72	0	0	0	21	21
Hunts Point	12	0	0	0	12	0	0	0	1	1
Issaquah	1,482	1,225	16	1	18	0	2,706	2,615	3,993	1,378
Kenmore	479	254	20	0	62	0	691	669	2,325	1,656
Kirkland	860	931	44	0	424	27	1,384	1,328	5,480	4,152
Medina	62	0	1	0	63	0	0	0	31	31
Mercer Island	189	573	43	10	161	63	591	562	1,437	875
Newcastle	505	63	9	0	26	0	551	538	863	325
Redmond	1,053	1,387	9	1	53	24	2,373	2,284	9,083	6,799
Sammamish	1,938	284	5	1	88	0	2,140	2,089	3,842	1,754
Woodinville	356	141	0	0	16	20	461	448	1,869	1,421
Yarrow Point	23	0	0	0	21	0	2	2	28	26
Uninc KC - East	2,696	478	18	15	54	0	3,153	3,075	6,801	3,726
<b>East County Total</b>	<b>10,555</b>	<b>6,656</b>	<b>200</b>	<b>28</b>	<b>1,483</b>	<b>294</b>	<b>15,662</b>	<b>15,151</b>	<b>47,645</b>	<b>32,494</b>

1. In Seattle, units completed are reported instead of units permitted.

Table 4.2: Housing Units Achieved in King County UGA (2001-2005) continued

	Total SF Units Permitted	Total MF Units Permitted	ADUs	Conversions	SF Units Demol'd	MF Units Demol'd	Net New Units 2001-05	Net New Households 2001-05	Household Target (2001-2022)	Remaining Target (2006-2022)
<b>South County</b>										
Algona	104	4	0	0	2	0	106	104	298	194
Auburn	211	309	0	24	48	7	489	469	6,003	5,534
Black Diamond	29	6	2	0	4	0	33	32	1,099	1,067
Burien	132	120	38	0	30	37	223	215	1,552	1,337
Covington	1,095	211	1	0	40	0	1,267	1,235	1,373	138
Des Moines	157	22	1	2	26	0	156	152	1,576	1,424
Federal Way	687	71	5	30	34	2	757	739	6,188	5,449
Kent	1,153	706	6	0	61	51	1,753	1,698	4,284	2,586
Maple Valley	1,489	57	1	0	19	2	1,526	1,494	300	0
Milton	9	0	0	1	0	0	10	10	50	40
Normandy Park	33	85	2	1	12	0	109	104	100	0
Pacific	154	85	0	0	21	20	198	192	721	529
Renton	2,379	1,257	0	31	158	15	3,494	3,386	6,198	2,812
Sea Tac	174	208	6	3	75	0	316	303	4,478	4,175
Tukwila	232	0	4	0	67	0	169	166	3,200	3,035
Uninc KC - South	3,997	1,830	23	77	126	0	5,801	5,627	4,935	0
<b>South County Total</b>	<b>12,035</b>	<b>4,971</b>	<b>89</b>	<b>169</b>	<b>723</b>	<b>134</b>	<b>16,407</b>	<b>15,926</b>	<b>42,355</b>	<b>28,319</b>
<b>Rural Cities</b>										
Carnation	2	0	0	0	1	0	1	1	246	245
Duvall	326	86	0	0	13	0	399	388	1,037	649
Enumclaw	75	69	5	15	10	0	154	148	1,927	1,779
North Bend	15	0	0	9	7	16	1	1	636	635
Skykomish	2	0	0	0	0	0	2	2	20	18
Snoqualmie	1,198	161	0	0	3	0	1,356	1,324	1,697	373
Uninc KC - Rural Cities	34	0	0	6	6	0	34	33	0	0
<b>Rural Cities Total</b>	<b>1,652</b>	<b>316</b>	<b>5</b>	<b>30</b>	<b>40</b>	<b>16</b>	<b>1,947</b>	<b>1,898</b>	<b>5,563</b>	<b>3,698</b>
<b>URBAN KING COUNTY</b>	<b>26,847</b>	<b>25,428</b>	<b>618</b>	<b>913</b>	<b>3,613</b>	<b>923</b>	<b>49,270</b>	<b>47,504</b>	<b>151,932</b>	<b>106,352</b>

**Table 4.3: Densities in Single-Family Subdivision Plats (2001-2005)**

Subarea	Gross Acres	Net Acres	Lots	Lots / Gross Ac	Lots / Net Acre 2001-2005	Lots / Net Acre 1996-2000
Sea-Shore <sup>1</sup>	42	36	227	5.47	<b>6.22</b>	6.00
East County	3,750	1,547	9,331	2.49	<b>6.03</b>	3.93
South County	2,895	1,738	11,108	3.84	<b>6.39</b>	5.45
Rural Cities	608	278	1,594	2.62	<b>5.73</b>	4.41
Total UGA	7,294	3,599	22,260	3.05	<b>6.18</b>	4.62

<sup>1</sup> City of Seattle does not report plat data for the Buildable Lands program.

Table 4.4 provides a summary of achieved densities in recorded plats by generalized zoning categories. Since King County's 40 jurisdictions have many differing zoning and subdivision codes with many different density allowances, densities have been collapsed for reporting into broad categories. Each category indicates a range of densities within which the maximum density allowed per zoning falls.

The results of this analysis indicate that for zones that allow up to 9 DUs per acre, achieved densities were generally consistent with plans and regulations across all subareas and the UGA as a whole. In the highest category shown, zones allowing more than 9 DU/acre, achieved densities fell below the range at 8.6 DU/acre. However, plats provide only a partial indication of the densities achieved in zones allowing 9-13 DUs per acre. Adding in the nearly 1,800 multifamily units that were permitted in these zones, the overall achieved density exceeds 12 DUs per net acre.

**Table 4.4: Single-Family Plats by Zoned Density Category**

Zoned Density	Gross Acres	Net Acres	Lots	Lots / Gross Ac	Lots / Net Acre 2001-2005
Under 3 DU/acre	738	321	895	1.21	<b>2.79</b>
3 – 5 DU/acre	1,880	1,006	5,397	2.87	<b>5.37</b>
5 – 7 DU/acre	1,917	1,169	7,603	3.97	<b>6.51</b>
7 – 9 DU/acre	524	348	2,497	4.76	<b>7.18</b>
9 – 13 DU/acre	414	170	1,458	3.52	<b>8.60</b>
Other density <sup>1</sup>	1,821	588	4,410	2.42	<b>7.50</b>

<sup>1</sup> Zones that could not be assigned to one density range, primarily designations allowing a variety of housing types within Urban Planned Developments

Table 4.5 contains data on plats recorded in each city and urban unincorporated subarea, including gross acres, net acres, lots created, and densities achieved. Findings include the following:

- Unincorporated Urban King County led jurisdictions in platted lots with over 6,700 recorded in all subareas combined. Cities with more than 1,000 newly platted lots included Issaquah, Redmond, Sammamish, Kent, Maple Valley, Renton, and Snoqualmie.
- The cities of Shoreline, Issaquah, Kenmore, Redmond, Algona, Des Moines, Kent, Maple Valley, Renton, and Snoqualmie, along with unincorporated King County stand out with compact single-family development at greater than 6 DUs per net acre overall.

**Table 4.5: Recorded Plats by Density in King County UGA (2001-2005)**

	Lots	Gross		Net	
		Acres	Lots/Acre	Acres	Lots/Acre
<b>SeaShore</b>					
Lake Forest Park	18	5.87	3.1	5.16	3.5
Seattle	0	0.00	0.0	0.00	0.0
Shoreline	150	24.60	6.1	21.36	7.0
Uninc. King County SeaShore	59	11.04	5.3	9.97	5.9
<b>SeaShore Total</b>	<b>227</b>	<b>41.51</b>	<b>5.5</b>	<b>36.48</b>	<b>6.2</b>
<b>East County</b>					
Beaux Arts	2	0.46	4.4	0.46	4.4
Bellevue	386	130.91	2.9	79.99	4.8
Bothell	97	41.62	2.3	35.72	2.7
Clyde Hill	4	2.14	1.9	2.14	1.9
Hunts Point	2	0.63	3.2	0.63	3.2
Issaquah	1,793	851.36	2.1	228.20	7.9
Kenmore	439	122.08	3.6	67.17	6.5
Kirkland	454	101.10	4.5	91.63	5.0
Medina	4	1.55	2.6	1.48	2.7
Mercer Island	26	9.38	2.8	7.51	3.5
Newcastle	491	267.94	1.8	105.48	4.7
Redmond	1,104	287.53	3.8	149.91	7.4
Sammamish	1,640	657.70	2.5	317.17	5.2
Woodinville	272	99.02	2.7	60.79	4.5
Yarrow Point	2	0.57	3.5	0.57	3.5
Uninc. King County East	2,615	1,176.20	2.2	398.35	6.6
<b>East County Total</b>	<b>9,331</b>	<b>3,750.19</b>	<b>2.5</b>	<b>1,547.20</b>	<b>6.0</b>
<b>South County</b>					
Algona	98	23.48	4.2	13.18	7.4
Auburn	250	80.92	3.1	47.89	5.2
Black Diamond	0	0.00	0.0	0.00	0.0
Burien	79	17.49	4.5	15.92	5.0
Covington	762	174.80	4.4	134.96	5.6
Des Moines	168	42.38	4.0	26.81	6.3
Federal Way	536	222.67	2.4	99.47	5.4
Kent	1,117	311.03	3.6	174.87	6.4
Maple Valley	1,476	334.58	4.4	196.94	7.5
Milton	21	5.65	3.7	4.54	4.6
Normand Park	12	10.42	1.2	9.24	1.3
Pacific	140	35.20	4.0	29.37	4.8
Renton	2,164	507.30	4.3	335.59	6.4
SeaTac	125	29.02	4.3	25.77	4.8
Tukwila	107	23.83	4.5	18.77	5.7
Uninc. King County South	4,053	1,075.92	3.8	604.30	6.7
<b>South County Total</b>	<b>11,108</b>	<b>2,894.70</b>	<b>3.8</b>	<b>1,737.63</b>	<b>6.4</b>
<b>Rural Cities</b>					
Carnation	3	1.28	2.3	1.17	2.6
Duvall	277	90.28	3.1	58.36	4.7
Enumclaw	12	3.42	3.5	2.88	4.2
North Bend	6	2.91	2.1	1.95	3.1
Skykomish	0	0.00	0.0	0.00	0.0
Snoqualmie	1,294	500.03	2.6	203.86	6.3
Uninc. King County Rural Cities	2	10.00	0.2	9.98	0.2
<b>Rural Cities Total</b>	<b>1,594</b>	<b>607.92</b>	<b>2.6</b>	<b>278.19</b>	<b>5.7</b>
<b>URBAN KING COUNTY TOTAL</b>	<b>22,260</b>	<b>7,294.33</b>	<b>3.1</b>	<b>3,599.50</b>	<b>6.2</b>

An alternate measure of single-family density is based on data from building permits. In this analysis, each lot where a new unit was permitted was considered equivalent to the net land area in the plat analysis. Thus, there were no deductions for critical areas, rights-of-way or public purpose lands, and only net density is calculated.

Single family permit densities are generally lower than densities measured in plats during the same time period. This difference reflects several factors, such as permits issued on larger historical lots and permits issued within subdivisions recorded prior to the 5-year review period, which generally attained lower densities than more recent platting. For these reasons, single-family permits are not generally used as a basis for assumed future densities or for evaluating plan implementation.

Table 4.6 shows the net acres, total units, and net densities of single-family permitting in each subarea and in the UGA as a whole. Major findings include the following:

- UGA-wide, single-family permits achieved 5.35 DUs per acre.
- SeaShore attained the highest single-family permit density at over 7 DUs per acre overall. Unlike plat data, single-family development in the City of Seattle is included in these findings.
- Density trends in single-family permits match those observed in the plat data. UGA-wide, permit densities increased from 3.8 units per acre in the 1996-2000 period to 5.3 units per acre in the most recent period. Densities increased throughout the county, including within each subarea. (See table 4.10 for detail.)

**Table 4.6: Densities of Single-Family Permits**

<b>Subarea</b>	<b>Net Acres</b>	<b>Units<sup>1</sup></b>	<b>Net Density 2001-2005</b>
Sea-Shore	367	2,605	<b>7.09</b>
East County	1,927	9,684	<b>5.02</b>
South County	2,191	12,001	<b>5.48</b>
Rural Cities	364	1,651	<b>4.53</b>
Total UGA	4,850	25,941	<b>5.35</b>

<sup>1</sup>Units shown in this table do not match the total numbers of net new single-family units shown in table 4.1. Excluded from the density analysis are a portion of new units that replaced teardowns on existing lots and a small number of permits that lacked complete data.

Table 4.7 contains data on single-family permits issued in each city and urban unincorporated subarea. (As noted, data for Seattle are based on single-family building permits finalized during the 5-year review period.) Major findings include the following:

- Unincorporated Urban King County led jurisdictions in single-family units with nearly 7,000 permitted in all subareas combined. Cities with more than 1,000 permitted units included Seattle, Issaquah, Redmond, Sammamish, Covington, Kent, Maple Valley, Renton, and Snoqualmie.
- The cities of Seattle, Issaquah, Redmond, Algona, Covington, Maple Valley, Renton, and Snoqualmie stand out with compact single-family development at greater than 6 DUs per net acre overall.

**Table 4.7: Single-Family Permit Density in King County UGA (2001-2005)**

	<b>Net Acres</b>	<b>Units</b>	<b>Units/Acre</b>
<b>SeaShore</b>			
Lake Forest Park	26.79	94	3.5
Seattle	259.21	2,063	8.0
Shoreline	49.76	266	5.3
Uninc. King County SeaShore	31.40	182	5.8
<b>SeaShore</b>	<b>367.16</b>	<b>2,605</b>	<b>7.1</b>
<b>East County</b>	<b>Net Acres</b>	<b>Units</b>	<b>Units/Acre</b>
Beaux Arts	0.23	1	4.4
Bellevue	147.62	449	3.0
Bothell	37.52	89	2.4
Clyde Hill	2.75	6	2.2
Hunts Point	1.77	5	2.8
Issaquah	182.49	1,482	8.1
Kenmore	106.53	472	4.4
Kirkland	134.61	664	4.9
Medina	1.69	5	3.0
Mercer Island	35.19	103	2.9
Newcastle	117.76	505	4.3
Redmond	150.56	1,045	6.9
Sammamish	444.40	1,804	4.1
Woodinville	77.04	356	4.6
Yarrow Point	0.75	2	2.7
Uninc. King County East	486.33	2,696	5.5
<b>East County Total</b>	<b>1,927.24</b>	<b>9,684</b>	<b>5.0</b>
<b>South County</b>	<b>Net Acres</b>	<b>Units</b>	<b>Units/Acre</b>
Algona	15.60	104	6.7
Auburn	87.43	211	2.4
Black Diamond	8.17	29	3.5
Burien	28.18	119	4.2
Covington	149.84	1,095	7.3
Des Moines	47.52	157	3.3
Federal Way	175.25	687	3.9
Kent	211.52	1,153	5.5
Maple Valley	206.71	1,489	7.2
Milton	1.80	9	5.0
Normandy Park	14.47	31	2.1
Pacific	40.53	154	3.8
Renton	359.47	2,373	6.6
SeaTac	38.35	165	4.3
Tukwila	39.72	228	5.7
Uninc. King County South	766.56	3,997	5.2
<b>South County Total</b>	<b>2,191.12</b>	<b>12,001</b>	<b>5.5</b>
<b>Rural Cities</b>	<b>Net Acres</b>	<b>Units</b>	<b>Units/Acre</b>
Carnation	1.46	1	0.7
Duvall	65.24	326	5.0
Enumclaw	18.72	75	4.0
North Bend	3.44	15	4.4
Skykomish	0.51	2	3.9
Snoqualmie	194.10	1,198	6.2
Uninc. King County Rural Cities	81.00	34	0.4
<b>Rural Cities Total</b>	<b>364.47</b>	<b>1,651</b>	<b>4.5</b>
<b>URBAN KING COUNTY TOTAL</b>	<b>4,849.99</b>	<b>25,941</b>	<b>5.3</b>

## Multifamily Residential Densities

Table 4.8 shows data on multifamily housing permitted in each subarea and the UGA as a whole during the years 2001-2005. Data include gross and net land developed, units, and densities achieved. The conversion from gross to net acres excludes set-asides for rights-of-way, on-site public uses (e.g., stormwater detention, parks), and critical areas and their buffers. Multifamily is defined to include any attached housing units, including townhomes, duplexes, condominiums and apartment units. For comparison, densities achieved during the 1996-2000 period are also shown. Major findings of this analysis include the following:

- UGA-wide, more than 25,400 units were permitted on 948 gross acres, 670 net buildable acres.
- Multifamily development achieved an overall density of 38 DUs per net acre in the recent 5-year review period. This represents a significant increase from the density achieved during the 1996-2000 period of 22 DUs per net acre.
- SeaShore has seen the greatest amount of multifamily development (over 13,000 units) at the highest overall densities in the county (73 DUs/ac). Data for the City of Seattle, the largest component of activity in this subarea, reflect multifamily permits finalized, not issued.
- Densities have also increased in suburban areas, most significantly in East County, which saw multifamily attain 33 DUs per net acre, a 65% increase from the previous 5 years. However, the number of multifamily units permitted outside of the SeaShore subarea was down one third from the 1996-2000 reporting period. (See table 4.10 for detail.)

**Table 4.8: Densities of Multifamily Permits (2001-2005)**

Subarea	Gross Acres	Net Acres	Units	Units per Gross Ac	Units / Net Ac 2001-2005	Units / Net Ac 1996-2000
Sea-Shore	189	184	13,485	71.40	<b>73.33</b>	52
East County	294	201	6,656	22.68	<b>33.17</b>	20.5
South County	434	260	4,971	11.45	<b>19.09</b>	17.4
Rural Cities	32	25	316	9.99	<b>12.41</b>	8.8
Total UGA	948	670	25,428	26.82	<b>37.93</b>	22

Table 4.9 contains data on multifamily permits issued in each city and urban unincorporated subarea. Major findings include the following:

- Among individual jurisdictions, Seattle, Bellevue, and Mercer Island led the county in multifamily densities, with averages greater than 70 DUs/acre.
- Seattle, alone, issued permits for half of the multifamily units in the county. This greatly exceeded the city's 29% share of UGA-wide multifamily construction in the preceding five years reported in the 2002 BLR. In suburban areas, Bellevue, Renton, Issaquah, Redmond, and unincorporated King County each permitted more than 1000 multifamily units during the 2001-2005 period.

**Table 4.9: Multifamily Permit Density in King County UGA (2001-2005)**

	<b>Net Acres</b>	<b>Units</b>	<b>Units/Acre</b>
<b>SeaShore</b>			
Lake Forest Park	0.28	3	10.7
Seattle	160.48	12,831	80.0
Shoreline	12.41	378	30.5
Uninc. King County SeaShore	10.72	273	25.5
<b>SeaShore Total</b>	<b>183.89</b>	<b>13,485</b>	<b>73.3</b>
<b>East County</b>	<b>Net Acres</b>	<b>Units</b>	<b>Units/Acre</b>
Beaux Arts	0.00	0	0.0
Bellevue	11.77	1,059	90.0
Bothell	14.46	261	18.0
Clyde Hill	0.00	0	0.0
Hunts Point	0.00	0	0.0
Issaquah	47.08	1,225	26.0
Kenmore	10.00	254	25.4
Kirkland	20.09	931	46.3
Medina	0.00	0	0.0
Mercer Island	7.85	573	73.0
Newcastle	2.66	63	23.7
Redmond	36.38	1,387	38.1
Sammamish	17.09	284	16.6
Woodinville	5.62	141	25.1
Yarrow Point	0.00	0	0.0
Uninc. King County East	27.66	478	17.3
<b>East County Total</b>	<b>200.66</b>	<b>6,656</b>	<b>33.2</b>
<b>South County</b>	<b>Net Acres</b>	<b>Units</b>	<b>Units/Acre</b>
Algona	0.61	4	6.5
Auburn	21.79	309	14.2
Black Diamond	0.49	6	12.3
Burien	3.60	120	33.4
Covington	9.21	211	22.9
Des Moines	0.74	22	29.8
Federal Way	5.36	71	13.2
Kent	60.71	706	11.6
Maple Valley	3.99	57	14.3
Milton	0.00	0	0.0
Normandy Park	3.45	85	24.6
Pacific	4.25	85	20.0
Renton	54.79	1,257	22.9
SeaTac	11.09	208	18.8
Tukwila	0.00	0	0.0
Uninc. King County South	80.37	1,830	22.8
<b>South County Total</b>	<b>260.46</b>	<b>4,971</b>	<b>19.1</b>
<b>Rural Cities</b>	<b>Net Acres</b>	<b>Units</b>	<b>Units/Acre</b>
Carnation	0.00	0	0.0
Duvall	4.30	86	20.0
Enumclaw	5.28	69	13.1
North Bend	0.00	0	0.0
Skykomish	0.00	0	0.0
Snoqualmie	15.89	161	10.1
Uninc. King County Rural Cities	0.00	0	0.0
<b>Rural Cities Total</b>	<b>25.47</b>	<b>316</b>	<b>12.4</b>
<b>URBAN KING COUNTY TOTAL</b>	<b>670.48</b>	<b>25,428</b>	<b>37.93</b>

**Table 4.10: Residential Densities in King County UGA (1996-2000 vs. 2001-2005)**

RESIDENTIAL PLATS Plats	1996 - 2000			2001 - 2005		
	Net Acres	Lots	Lots/Acre	Net Acres	Lots	Lots/Acre
SeaShore	139	834	6.0	36	227	6.2
East County	1,391	5,461	3.9	1,547	9,331	6.0
South County	1,037	5,651	5.4	1,738	11,108	6.4
Rural Cities	419	1,849	4.4	278	1,594	5.7
<b>Plat Total</b>	<b>2,986</b>	<b>13,795</b>	<b>4.6</b>	<b>3,599</b>	<b>22,260</b>	<b>6.2</b>

PERMITS Single-Family Permits	1996 - 2000			2001 - 2005		
	Net Acres	Units	Units/Acre	Net Acres	Units	Units/Acre
SeaShore	371	2,434	6.6	367	2,605	7.1
East County	2,221	7,592	3.4	1,927	9,684	5.0
South County	1,963	8,321	4.2	2,191	12,001	5.5
Rural Cities	621	1,119	1.8	364	1,651	4.5
<b>Single-Family Total</b>	<b>5,176</b>	<b>19,466</b>	<b>3.8</b>	<b>4,850</b>	<b>25,941</b>	<b>5.3</b>
Multifamily Permits	1996 - 2000			2001 - 2005		
	Net Acres	Units	Units/Acre	Net Acres	Units	Units/Acre
SeaShore	156	8,115	52.0	184	13,485	73.3
East County	473	9,677	20.5	201	6,656	33.2
South County	455	7,938	17.4	260	4,971	19.1
Rural Cities	142	1,255	8.8	25	316	12.4
<b>Multi Family Total</b>	<b>1,226</b>	<b>26,985</b>	<b>22.0</b>	<b>670</b>	<b>25,428</b>	<b>38.0</b>

ALL RESIDENTIAL PERMITS	1996 - 2000			2001 - 2005		
	Net Acres	Units	Units/Acre	Net Acres	Units	Units/Acre
SeaShore	527	10,549	20.0	551	16,090	29.2
East County	2,694	17,269	6.4	2,128	16,340	7.7
South County	2,418	16,259	6.7	2,451	16,972	6.9
Rural Cities	763	2,374	3.1	389	1,967	5.1
<b>RESIDENTIAL PERMIT TOTAL</b>	<b>6,402</b>	<b>46,451</b>	<b>7.3</b>	<b>5,520</b>	<b>51,369</b>	<b>9.3</b>

**Technical Notes**

- Permitted units shown in this table do not include demolitions and other permit activity and are therefore not consistent with data reported in Table 4.1 (net housing unit growth).
- Plat data for the 1996 – 2000 period do not include plats recorded in Seattle or Sammamish. Plat data for the 2001 – 05 period include Sammamish but not Seattle. For this reason, total acreage and number of platted lots are not comparable between the two review periods.

## Commercial and Industrial Development and Job Change

Two measures of non-residential growth are tracked for the 2007 BLR. One is net change in employment. The other is floor area added in commercial and industrial building permits.

Table 4.11 summarizes Urban King County’s change in jobs during the first six years of the 2001-2022 planning period. Data are shown for each subarea and for the UGA as a whole. Six, rather than five, years of job change are calculated in order to more fully capture job recovery following the recession of 2001-2004. The table contains the most reliable countywide statistic on employment: “covered” employment as reported by the state Employment Security Department and mapped to job locations by the Puget Sound Regional Council. “Covered” employment refers to positions covered by unemployment insurance. This data set excludes certain job categories, such as self-employed, proprietors, military personnel, and others, and accounts for approximately 85 to 90 percent of all jobs.<sup>1</sup>

From 2001 through 2004, King County suffered the deepest recession it had experienced since the early 1970s. The dot-com bust of 2000 to 2001 was followed by aerospace losses and consequent loss of jobs in nearly every sector. By 2004, King County had lost more than 70,000 jobs, more than six percent of the county’s year-2000 economic base. Data reported in the BLR clearly reflect the impact of the recession.

Analysis of covered employment change reveals a mixed picture of net job growth and decline within the county over the full six-year period. East County and Rural Cities subareas experienced modest net job gains, while SeaShore and South County subareas had yet to regain their year 2000 job levels. By early 2006, the number of covered jobs in Urban King County stood at 1,106,000—still down more than 25,000 or 2.2% from the peak at the beginning of the analysis period.

Job Growth Targets for 2001-2022 in the Countywide Planning Policies are also shown in table 4.11, along with updated targets for the remainder of the planning period (2006-2022). Within each subarea, some cities have progressed toward their targets and some have not. When the numbers for all jurisdictions are combined, the subarea remaining target is a blend that is less than the original subarea target even where the subarea as a whole has lost jobs.

**Table 4.11: Change in Covered Employment (2000-2006)**

Subarea	Covered Jobs 2000	Covered Jobs 2006	Change	2001-22 Job Target	Remaining Target
Sea-Shore <sup>1</sup>	526,200	495,500	- 30,700	95,850	94,750
East County	290,600	302,000	11,400	98,500	84,550
South County	305,000	296,400	- 8,600	89,500	84,800
Rural Cities	9,700	12,000	2,300	5,250	3,200
Total UGA	1,131,600	1,105,900	- 25,700	289,100	267,300

Note: Numbers in this table have been rounded.

Table 4.12 on page IV-15 provides detail on covered employment change from 2000 to 2006 for cities and urban unincorporated subareas. In jurisdictions that experienced net job growth, the

<sup>1</sup> Employment data for 2000 reported in the 2007 BLR represent provisional estimates of total covered jobs, pending final revisions to the 2000 government employment estimates by PSRC.

CPP targets are adjusted downward to reflect progress toward the targeted growth. For jurisdictions with job losses, the remaining target is set at the level of the original targets. In the latter case, it is assumed that unused capacity is available within existing buildings to accommodate growth needs to fully recover year 2000 employment lost. Growth above and beyond year 2000 jobs is expected to be accommodated through new development.

The jurisdiction-level data reveal that the economic recession of 2001-2004 was widespread as well as deep. One third of King County's 39 cities still had fewer jobs in 2006 than in 2000; among them were major job centers in the county, such as Seattle, Kirkland, Renton, SeaTac and Tukwila. While not shown in this table, data also show that job loss was widespread by sector, with net losses during this period in transportation, retail and services as well as manufacturing.

**Table 4.12: Change in Covered Employment by City for King County UGA (2001-2006)**

	<b>Cov. Jobs, 2000</b>	<b>Cov. Jobs, 2006</b>	<b>Change in Jobs</b>	<b>2001-2022 Job Target</b>	<b>Remaining Target</b>
<b>SeaShore</b>					
Lake Forest Park	1,364	1,599	235	455	220
Seattle	502,475	470,697	-31,778	92,083	92,083
Shoreline	15,706	16,360	654	2,618	1,964
Uninc. KC - SeaShore	6,700	6,883	183	694	511
<b>SeaShore Total</b>	<b>526,245</b>	<b>495,539</b>	<b>-30,706</b>	<b>95,850</b>	<b>94,778</b>
<b>East County</b>					
Beaux Arts	16	53	37	-	-
Bellevue	118,261	118,633	372	40,000	39,628
Bothell	10,527	11,015	488	2,000	1,512
Clyde Hill	430	647	217	-	-
Hunts Point	36	36	0	-	-
Issaquah	15,109	18,667	3,558	14,000	10,442
Kenmore	4,548	4,216	-332	2,800	2,800
Kirkland	34,309	32,049	-2,260	8,800	8,800
Medina	366	283	-83	-	-
Mercer Island	6,618	6,810	192	800	608
Newcastle	997	1,572	575	500	-
Redmond	73,426	81,814	8,388	21,760	13,372
Sammamish	4,936	4,809	-127	1,230	1,230
Woodinville	13,316	13,791	475	2,000	1,525
Yarrow Point	50	80	30	-	-
Uninc. KC - East	7,700	7,541	-159	4,637	4,637
<b>East County Total</b>	<b>290,645</b>	<b>302,016</b>	<b>11,371</b>	<b>98,527</b>	<b>84,554</b>
<b>South County</b>					
Algona	1,967	1,874	-93	108	108
Auburn	38,453	37,542	-911	6,079	6,079
Black Diamond	407	463	56	2,525	2,469
Burien	12,565	11,854	-711	1,712	1,712
Covington	2,609	3,314	705	900	195
Des Moines	5,936	5,607	-329	1,695	1,695
Federal Way	29,459	30,249	790	7,481	6,691
Kent	61,144	63,382	2,238	11,500	9,262
Maple Valley	2,805	3,317	512	804	292
Milton	3	24	21	1,054	1,033
Normandy Park	586	734	148	67	-
Pacific	921	1,598	677	103	-
Renton	55,572	50,702	-4,870	27,597	27,597
SeaTac	31,614	28,696	-2,918	9,288	9,288
Tukwila	48,356	44,184	-4,172	16,000	16,000
Uninc. KC - South	12,600	12,841	241	2,582	2,341
<b>South County Total</b>	<b>304,997</b>	<b>296,381</b>	<b>-8,616</b>	<b>89,495</b>	<b>84,762</b>
<b>Rural Cities</b>					
Carnation	600	873	273	75	-
Duvall	957	1,016	59	1,125	1,066
Enumclaw	4,183	4,431	248	1,125	877
North Bend	1,912	2,423	511	1,125	614
Skykomish	90	57	-33	-	-
Snoqualmie	1,153	2,297	1,144	1,800	656
Uninc. KC Rur Cities	800	861	61	-	-
<b>Rural Cities Total</b>	<b>9,695</b>	<b>11,958</b>	<b>2,263</b>	<b>5,250</b>	<b>3,213</b>
<b>URBAN KING COUNTY</b>	<b>1,131,582</b>	<b>1,105,894</b>	<b>-25,688</b>	<b>289,122</b>	<b>267,307</b>

Covered jobs are those covered by unemployment insurance. Source: Wa Employment Security Dept and PSRC 2007.

Table 4.13 contains data on building permits issued (2001-2005) in commercial and industrial zones. (As with residential permits, data for the City of Seattle are based on permits finalized, not issued, during the review period.) Data are aggregated at the subarea and UGA levels, and include net land developed, floor area of new buildings, and achieved floor-area-ratios. FAR, calculated here as the square footage of the building divided by the net square footage of the site, is a common measure of density in commercial and industrial land uses. Net acres are shown as in the multifamily permits analysis, but gross acres are not shown because the difference between net and gross land area is small. Major findings include the following:

- Despite the recent recession, nearly 18 million square feet of commercial space was permitted in commercial and mixed-use zones UGA-wide in the years 2001-2005, only slightly less than the 20 million commercial square feet permitted in the previous five years. Nearly half of the commercial square footage was permitted in the SeaShore subarea.
- Just over 10 million square feet of space was permitted in industrial zones during the years 2001-2005. This amount was barely more than half of the 20 million square feet of industrial floor area permitted 1996-2000, a decline that reflects the dampening impact of the recession on industrial development. Two-thirds of the new industrial square footage was permitted in South County.
- Commercial development consumed over 600 net acres and achieved an overall FAR of 0.67. This figure represents an increase from the FAR of 0.47 achieved during the 1996-2000, a trend towards more intensive use of commercial land. The most intensive development of commercial and industrial land occurred in SeaShore, with an achieved FAR of 1.95.
- Industrial development consumed 575 net acres and achieved an overall FAR of 0.42, a figure that is slightly lower than the 0.46 FAR achieved in industrial zones 1996-2000.

**Table 4.13: Commercial and Industrial Building Permits (2001-2005)**

Subarea	Zoning <sup>1</sup>	Net Acres	Floor Area (Sq. Ft.)	FAR
Sea-Shore	Commercial	100	8,472,460	1.95
	Industrial	70	2,786,871	0.92
East County	Commercial	131	4,702,347	0.82
	Industrial	54	749,724	0.32
South County	Commercial	339	4,159,696	0.28
	Industrial	445	6,905,127	0.36
Rural Cities	Commercial	42	461,647	0.25
	Industrial	6	70,610	0.29
Total UGA	Commercial	612	17,796,150	0.67
	Industrial	575	10,512,332	0.42

<sup>1</sup>Commercial category includes zones allowing commercial uses only, as well as mixed-use zones, which allow both commercial and residential uses. FAR calculations for the commercial portions of permitted mixed-use projects are based on a prorated fraction of total land and floor areas.

Table 4.14 contains data on commercial and industrial building permits in cities and urban unincorporated areas. The data include land consumed for commercial and industrial development, square feet of new buildings, and FARs achieved. Major findings include the following:

- The City of Seattle led the county in new commercial square footage permitted at 8 million square feet, nearly half the countywide total.

- Among suburban jurisdictions, Bellevue stands out as well with 2.8 million permitted square feet, and the cities of Kirkland, Redmond, Auburn, Federal Way, and Kent each issued permits for more than a half million square feet of new space in commercial zones.
- City of Seattle achieved the highest overall commercial FAR at 2.57. Among other jurisdictions, the City of Bellevue also stood out with an overall commercial FAR of 1.68 (with higher FARs achieved in downtown Bellevue).
- In industrial permitting, the cities of Seattle and Auburn led the county with 2.7 million permitted square feet of new space in industrial zones each. The cities of Kent, Renton, and Tukwila stood out as well with over one million newly permitted square feet in industrial zones each.

Analysis of permit data adds some perspective on the findings of the job change analysis. The fact of continued robust rates of permitting for new commercial, and to a lesser extent, industrial development throughout the county suggests that cities and the county as a whole *have* been making progress toward their CPP Job Growth Targets even though that progress is not yet reflected in the employment data. The contrast between, on the one hand, job loss and, on the other, new commercial and industrial development is particularly stark in Auburn, Renton and Tukwila, each of which gained more than one million square feet of industrial buildings along with healthy commercial construction, while losing net employment. Other cities such as Kirkland, SeaTac, and Burien had some new square footage but also lost jobs. Bellevue gained only a few jobs while constructing 2.8 million square feet of commercial uses. One reason for the differing indications of growth in the two types of data is that they represent snapshots of change at different points in the economic cycle. Covered employment for early 2006 does not capture job recovery that continued strong after that date. On the other hand, many building permits issued in 2005, and even earlier years, may not be occupied with new employees until later in 2006 or beyond.

**Table 4.14: Commercial and Industrial Permit Activity by Jurisdiction and Subarea 2001-2005**

	Commercial			Industrial		
	Net Acres	Floor Area	FAR	Net Acres	Floor Area	FAR
<b>SeaShore Sub-Area</b>						
Lake Forest Park	0.8	19,270	0.56	-	-	-
Seattle	71.9	8,050,255	2.57	69.8	2,786,871	0.92
Shoreline	25.5	366,801	0.33	-	-	-
Uninc. King County SeaShore	1.7	36,134	0.48	-	-	-
<b>SeaShore Sub-Area Total</b>	<b>99.9</b>	<b>8,472,460</b>	<b>1.95</b>	<b>69.8</b>	<b>2,786,871</b>	<b>0.92</b>
<b>East Sub-Area</b>						
Beaux Arts	-	-	-	-	-	-
Bellevue	38.0	2,800,703	1.69	26.4	181,302	0.16
Bothell	2.0	63,196	0.73	-	-	-
Clyde Hill	-	-	-	-	-	-
Hunts Point	-	-	-	-	-	-
Issaquah	8.1	149,137	0.42	-	-	-
Kenmore	0.8	14,449	0.44	-	-	-
Kirkland	17.6	689,806	0.90	-	-	-
Medina	-	-	-	-	-	-
Mercer Island	2.1	92,433	1.03	-	-	-
Newcastle	0.9	16,017	0.40	-	-	-
Redmond	50.5	743,520	0.34	14.6	328,989	0.52
Sammamish	-	-	-	-	-	-
Woodinville	6.4	117,896	0.42	11.3	146,338	0.30
Yarrow Point	-	-	-	-	-	-
Uninc. King County East	4.6	15,190	0.08	2.1	93,095	1.02
<b>East Sub-Area Total</b>	<b>130.9</b>	<b>4,702,347</b>	<b>0.82</b>	<b>54.4</b>	<b>749,724</b>	<b>0.32</b>

Table 4.14: Commercial and Industrial Permit Activity, continued

	Commercial			Industrial		
	Net Acres	Floor Area	FAR	Net Acres	Floor Area	FAR
<b>South Sub-Area</b>						
Algona	0.9	13,380	<b>0.36</b>	13.1	296,000	<b>0.52</b>
Auburn	57.8	707,377	<b>0.28</b>	178.6	2,754,267	<b>0.35</b>
Black Diamond	-	-	-	-	-	-
Burien	13.8	246,118	<b>0.41</b>	-	-	-
Covington	30.9	387,052	<b>0.29</b>	2.9	12,303	<b>0.10</b>
Des Moines	4.3	40,533	<b>0.22</b>	7.7	87,239	<b>0.26</b>
Federal Way	70.9	869,839	<b>0.28</b>	-	-	-
Kent	65.4	853,463	<b>0.30</b>	102.0	1,585,955	<b>0.36</b>
Maple Valley	19.6	199,570	<b>0.23</b>	6.1	44,600	<b>0.17</b>
Milton	-	-	-	-	-	-
Normandy Park	2.1	9,200	<b>0.10</b>	-	-	-
Pacific	3.0	55,825	<b>0.43</b>	6.8	9,972	<b>0.03</b>
Renton	47.7	468,058	<b>0.23</b>	84.4	1,038,685	<b>0.28</b>
SeaTac	9.5	162,899	<b>0.39</b>	-	-	-
Tukwila	6.9	98,189	<b>0.33</b>	43.7	1,076,106	<b>0.56</b>
Uninc. King County South	6.5	48,193	<b>0.17</b>	-	-	-
<b>South Sub-Area Total</b>	<b>339.0</b>	<b>4,159,696</b>	<b>0.28</b>	<b>445.4</b>	<b>6,905,127</b>	<b>0.36</b>
<b>Rural Cities Sub-Area</b>						
Carnation	1.1	28,204	<b>0.59</b>	-	-	-
Duwall	20.4	209,327	<b>0.24</b>	0.7	4,194	<b>0.14</b>
Enumclaw	5.8	58,603	<b>0.23</b>	4.9	66,416	<b>0.31</b>
North Bend	7.2	59,782	<b>0.19</b>	-	-	-
Skykomish	-	-	-	-	-	-
Snoqualmie	7.8	105,731	<b>0.31</b>	-	-	-
Uninc. King County Rural Cities	-	-	-	-	-	-
<b>Rural Cities Sub-Area Total</b>	<b>42.2</b>	<b>461,647</b>	<b>0.25</b>	<b>5.5</b>	<b>70,610</b>	<b>0.29</b>
<b>URBAN KING COUNTY TOTAL</b>	<b>612.1</b>	<b>17,796,150</b>	<b>0.67</b>	<b>575.1</b>	<b>10,512,332</b>	<b>0.42</b>

